

# Wycombe

## DEFEND COUNCIL HOUSING



## Our Homes are Not for Sale!

Stock transfer would see Wycombe District Council's 6,000 council homes sold off for only £5,000 each. But the sell-off will not happen, if tenants vote "No" in a secret ballot.

Stock transfer is privatisation. The 'not-for-profit' company Red Kite would make a return for its private investors, and because money talks, the investors would wield influence over the company's direction.

There are big promises for transfer, but promises can be broken. At Clapham Park in Lambeth, promised investment is delayed, at Canalside in Hackney, tenants were sacked from the board, and at Watford there were big rent increases after transfer.

All this, without any come-back for tenants. Transfer is a one way street, with no return to the Council.

Managers and investors would want to diversify the business, out of council housing and out of the area.



Transferred council housing in South Bucks became part of the L&Q Group, based in South-East London. Chiltern District's council housing is now part of the Paradigm Group, operating all over the South, the East Midlands and West London.

Privatisation would bring higher rents. Housing association rents are 13% higher than council rents in the Wycombe district.

Tenants on the board of Red Kite could not represent tenants, but would be legally obliged always to put the interests of the company first. Instead of a new company, we need decent funding with the Council, and democratic accountability through our elected local Councillors.

Council tenants have the most generous charter of rights available in the residential sector—but stock transfer landlords have new grounds for possession, to guarantee their investors' financial returns. Such possession grounds could be used against existing tenants, even if the new company promises not to do so.

"Promises" on security are not as good as the Secure Tenancy, which only council tenants enjoy!

There is a positive alternative to stock transfer. The Government plans to reform housing finance, to reach a solution that is sustainable for the long-term, ending at last the unjust "robbery" from our rents. Wycombe Council should negotiate hard, alongside other local authorities, to reach a settlement that delivers on this, with direct investment for our homes, and without privatisation.

## Defend Council Housing

### LOBBY OF PARLIAMENT

## Hands Off our Secure Tenancies!



**Monday,  
11 October  
12-3pm,  
Committee  
Room seven,  
House of  
Commons**

- Phone 020 7219 3000 to ask your MP to meet you there.
- Phone 07847 714 158 for transport details

## Vote No to stock transfer!

# LOBBY THE CONSERVATIVE PARTY CONFERENCE

Birmingham, 12.00 noon, Sunday 3rd October. Initiated by the Right to Work Campaign. Bring banners and placards, bring neighbours and friends. Phone 07847 714 158 for transport details.

## Hands Off our Secure Tenancies!

**David Cameron wants there to be no more permanent homes for council or housing association tenants. He also wants to cut housing benefit for the unemployed, and for those who may have a spare room in their property.**

Cameron is attacking the security that we have argued for and won over many years. There could be tenancies that last only five or ten years, if earnings have increased a little, or if a child has left home. What a future.

The lack of affordable housing supply is the real problem – and it is not our fault. Let's stop all of these attacks on our housing rights!



**WYCOMBE DEFEND  
COUNCIL HOUSING**

**Join us on Facebook**

### Contacts:

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**Defend Council Housing** is a national tenant-led organisation, supported by many Councillors, trade unionists and MPs, that campaigns for direct investment in more and better council housing. Go to <http://www.defendcouncilhousing.org.uk>



### Join us and get involved:

For more information, return this slip to Wycombe Defend Council Housing (WDCH), 57a Woodfield Road, Princes Risborough, Bucks, HP27 0HX. (Please use **BLOCK** capitals)

Name .....

Address .....

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Phone.....

E-mail .....